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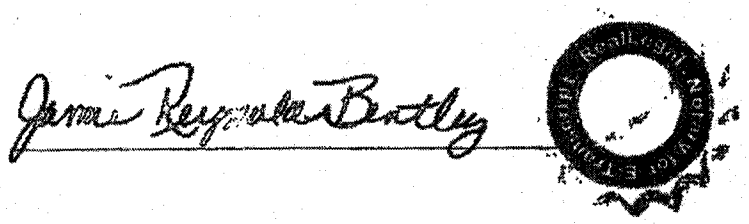
CERTIFICATE OF OATH

THE STATE OF FLORIDA

COUNTY OF PALM BEACH

I, the undersigned authority, certify that Jeffrey Stephan personally appeared before me and was duly sworn. Dated the 10th day of December, 2009.

Dated this 22nd day of December, 2009.



Jamie Reynolds Bentley, Court Reporter
Notary Public - State of Florida
My Commission Expires: 7/20/2013
My Commission No.: DD 453053

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C E R T I F I C A T E

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Jamie Reynolds Bentley, Court Reporter and Notary Public in and for the State of Florida at large, do hereby certify that I was authorized to and did report said deposition in stenotype; and that the foregoing pages are a true and correct transcription of my shorthand notes of said deposition.

I further certify that said deposition was taken at the time and place hereinabove set forth and that the taking of said deposition was commenced and completed as hereinabove set out.

I further certify that I am not attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel of party connected with the action, nor am I financially interested in the action.

The foregoing certification of this transcript does not apply to any reproduction of the same by any means unless under the direct control and/or direction of the certifying reporter.

Dated this 22nd day of December, 2009.

Jamie Reynolds Bentley

Jamie Reynolds Bentley, Court Reporter

DATE: December 31, 2009
TO: Jeffrey Stephan
IN RE: GMAC Mortgage, LLC vs Ann M. Neu, Michelle Perez, Douglas William

CASE NO.: 50 2008 CA 040805XXXX MB

Please take notice that on Thursday, the 10th of December, 2009, you gave your deposition in the above-referred matter. At that time, you did not waive signature. It is now necessary that you sign your deposition.

Please call our office at the below-listed number to schedule an appointment between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday, at the Consor & Associates office located nearest you.

If you do not read and sign the deposition within a reasonable time, the original, which has already been forwarded to the ordering attorney, may be filed with the Clerk of the Court. If you wish to waive your signature, sign your name in the blank at the bottom of this letter and return it to us.

Very truly yours,

_____

Jamie Reynolds Bentley, Court Reporter
Consor & Associates
1655 Palm Beach Lakes Blvd., Suite 500
West Palm Beach, Florida 33401

I do hereby waive my signature.

_____

Jeffrey Stephan
I do hereby waive my signature:
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C E R T I F I C A T E

- - -

THE STATE OF FLORIDA

COUNTY OF PALM BEACH

I hereby certify that I have read the foregoing deposition by me given, and that the statements contained herein are true and correct to the best of my knowledge and belief, with the exception of any corrections or notations made on the errata sheet, if one was executed.

Dated this ____ day of _____, 2009.

_____

JEFFREY STEPHAN

Sensor & Associates
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E R R A T A S H E E T

IN RE: GMAC MORTGAGE, LLC VS ANN M. NEU, MICHELLE PEREZ, DOUGLAS WILLIAM
CR: JAMIE REYNOLDS BENTLEY
DEPOSITION OF: JEFFREY STEPHAN
TAKEN: 12/10/09

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Under penalty of perjury, I declare that I have read my deposition and that it is true and correct subject to any changes in form or substance entered here.

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BY
DEPUTY CLERK

STATE OF FLORIDA • PALM BEACH COUNTY

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THIS 30 DAY OF Nov, 2012

SHARON R. BOCK
CLERK & COMPTROLLER

BY _____
DEPUTY CLERK

IN THE CIRCUIT COURT FOR THE 15TH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA

GMAC MORTGAGE, LLC,

Plaintiff,

vs.

ANN M NEU A/K/A ANN MICHELLE PEREZ; DOUGLAS WILLIAM NEU; UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PR

Defendants.

GENERAL JURISDICTION DIVISION

CASE NO.
50 2008 CA 040805XXXX MB

Division: AW

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Defendant, AN position of Jeffrey Stephan,

taken December 10, 2 er proceedings in this case

and for purposes of app

Dated: January 14, 201

.A.
endants
Way, Suite 104
h, FL 33411
Telephone: (561) 793-5658
Facsimile: (866) 507-9888

By: _____
DUSTIN A. ZACKS
Florida Bar No. 48604

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was served by facsimile and mailed this January 14, 2010 to all parties on the attached service list.

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RECORD AND RETURN TO

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INCORPORATED AS NOMINEE FOR MORTGAGE INVESTORS CORPORATION residing or located at 1595 Springhill Road, # 310 Vienna, VA 22182 herein designated as the assignor, for and in consideration of the sum of $1.00 Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto **GMAC MORTGAGE, LLC** residing or located at: 1100 Virginia Drive Ft. Washington, PA 19034 herein designated as the assignee, the mortgage executed by ANN M NEU AND DOUGLAS WILLIAM NEU recorded **March 5, 2002** in Palm Beach County, Florida at **BOOK 13473** and **PAGE 0106** encumbering the property more particularly described as follows:

LOT 18, BLOCK 17, OF SANDALFOOT COVE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 241, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Together with the note and each and every other obligation described in said mortgage and the money due and to become due thereon

TO HAVE AND TO HOLD the same unto the said assignee, its successors and assigns forever, but without recourse on the undersigned.

In Witness Whereof, the said Assignor has hereunto set his hand and seal or caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed this 5 day of March 2009.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INCORPORATED AS NOMINEE FOR
MORTGAGE INVESTORS CORPORATION

ATTEST: _____
PRINT NAME: Jeffrey Stephan
Vice President

Signed in the presence of:

WITNESS: _____
Print Name: HEATHER REINHART

WITNESS: _____
Print Name: _____

STATE OF PA

COUNTY OF Montgomery

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid county and state, on this the 4 day of March 2009 within my jurisdiction, the within named who acknowledged to me that (s)he is _____ and who are personally known to me or has provided _____ as identification, that for and on behalf of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INCORPORATED AS NOMINEE FOR MORTGAGE INVESTORS CORPORATION** and as its act and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INCORPORATED AS NOMINEE FOR MORTGAGE INVESTORS CORPORATION** to do so.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of March, 2009.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan Turner, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 9, 2011
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

Δ π EXHIBIT A
Deponent Weber Davit
Date 12/16/13 Rptr. JB
WWW.DEPOBOOK.COM

AINOSTAR

Return to: Transcontinental 119

Title Company
2247 Palm Beach Lakes Blvd.
Suite 202 101
West Palm Beach, FL 33409

600312191

Return To:
Mortgage Investors
Corporation
6090 CENTRAL AVENUE, ST.
PETERSBURG, FL 33707

03/05/2002 10:03:43 20020117254
OR BK 13473 PG 0106
Palm Beach County, Florida
AMT 87,720.00
Deed Doc 307.30
Intang 175.44

This document was prepared by:

Juan Rosario
6090 Cental Avenue, St.
Petersburg, FL 33707

174915

[Space Above This Line For Recording Data]

MORTGAGE

MIN 100073327781501512

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated February 19, 2002 together with all Riders to this document.
(B) **"Borrower"** is Ann M. Neu, Married woman, and Douglas William Neu, her husband

Borrower is the mortgagor under this Security Instrument.
(C) **"MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) **"Lender"** is MORTGAGE INVESTORS CORPORATION

277815

EXHIBIT
Deponent
Date 12/16/09 Rptr
www.DEPOBOOK.com

MERS®

Process loans, not paperwork.℠

June 26, 2009

VIA FACSIMILE: (866) 507-9888

Ariane Ice
Ice Legal, P.A.
1975 Sansburys Way, Suite 115
West Palm Beach, FL 33411

Re: Mortgage Electronic Registration Systems, Inc. ("MERS") Responses to Subpoena in *GMAC Mortgage, LLC v. Ann Neu, et al.*, 15th Judicial Circuit, Palm Beach County, Florida, Case No. 50 2008 CA 040805XXXX MB

Dear Ariane,

In response to your "Request for Production Regarding MERS Tracking", w enclose the following printouts from the MERS® System relating to Mortgage Identification Number ("MIN") 1000733-2778150151-2. Please note, these printouts reflect only the tracking of transfers that occur outside of the MERS® System.

Legal interests do not electronically transfer on the MERS® System. For instance, if you see "transfer of servicing rights" from one member to another, then that means two MERS members entered into a purchase and sale agreement for those servicing rights. That separate agreement is the evidence that a servicing rights transfer occurred. Any information noting a "transfer of beneficial ownership" means a MERS member endorsed and delivered the promissory note. The promissory note endorsements are the evidence of the transfer of beneficial interests, pursuant to the Uniform Commercial Code.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

Richard Anderson
Counsel

Δ π EXHIBIT C
Deponent Defendant
Date 12/10/09 Rptr. J.B.
WWW.DEPOBOOK.COM

MIN SUMMARY

Summary

1000733-2778150151-2		Active (Registered) Foreclosure pending (Option 2), retained on MERS	
9640 SOUTHWEST 1ST PLACE BOCA RATON, FL 33428		MOM First Lien	
Reg Date	03/22/2002		
County	Palm Beach	QR	N
Primary Borrower	NEU, ANN	SSN	[redacted]88
Pool Number	[redacted]	Investor Loan Number	[redacted]
Note Amount	$87,720.00	Note Date	02/19/2002
Servicer	1000375 - GMAC Mortgage, LLC		
Custodian	1000375 - GMAC Mortgage, LLC		
Investor	1000249 - Government National Mortgage Association		
Subservicer	N/A		
Interim Funder	N/A		
Originating Organization	mortgage investor corporation		
Property Preservation Co.	N/A		

Pending Batches

Batch Number	Transfer Type	Status	Transfer Date	Sale Date

No Pending Batches!

MIN Audit for 1000733-2778150151-2

(1 - 6)

Date	Field Name	Action	Before Value	After Value	U
08/03/2007 Update	Foreclosure status			Foreclosure Pending (option 2), retained on MERS	Bi IC
10/02/2004 Update	Document Custodian Org ID			T000375	Bi IC
04/15/2002 Update	Agency number			1463	Bi IC
04/15/2002 Update	Investor loan number			000000000000000	Bi IC
04/15/2002 Update	Investor pool number			583852XSF	Bi IC
04/15/2002 Update	Investor Org ID		1000375	1000249	Bi IC

MIN Transfer Audit for 1000733-2778150151-2

(1 - 4)

Date Action	Field Name Batch Nbr	Before Value	After Value	U
10/28/2006 Add	3933083			M
04/15/2002 Update	Transfer success indicator 281995		Yes	B 10
04/15/2002 Update	Transfer status 281995	Transfer Pending	Transfer Complete	B 10
04/15/2002 Add	281995			B 10